

**BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 24, 2005 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the February 3, 2005 meeting.
APPROVED
2. Request authorization to schedule a Public Hearing on March 24, 2005 at 2:00 p.m. to consider the First Amendment to the Suffolk University Institutional Master Plan. **APPROVED**
3. Request authorization to reschedule a Public Hearing for March 24, 2005 at 2:15 p.m. for the proposed Community Hope Chapter 121A Project located at 2 East Cottage Street, Roxbury.
APPROVED

PUBLIC HEARING

4. **2:00 P.M.:** Public Hearing to consider the Pier 4 project as a Development Impact Project and a Development Plan for Planned Development Area No. 64 which consists of 250 residential units, a 250 room-hotel, office space, ground floor retail, a 1,200 car underground garage and 20,000 square feet of civic space located at 136-146 Northern Avenue; to issue an Adequacy Determination approving the Final Project Impact Report under the Article 80 process; to issue a Certification of Compliance and a Certification of Consistency upon successful completion of Article 80 Large Project Review and Planned Development Area Review; to petition the Zoning Commission for approval of the said Development Plan and an accompanying map amendment entitled "Map 4A/4B Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront; to enter into an Affordable Housing Agreement. **TAKEN UNDER ADVISEMENT**

DEVELOPMENT

Fenway

5. Request authorization to issue a Certification of Approval in accordance with the Article 80, Small Project Review for the renovations of the .406 Club and Hall of Fame Club at Fenway Park for an additional 210 seats. **APPROVED**

South End

6. Request authorization to issue a Certificate of Completion to Crosstown Associates LLC for the Crosstown Center Phase I project located at 20 Hampden Street. **APPROVED**
7. Request authorization for the final designation of ArtBlock LLC as redeveloper of Parcel R-10 consisting of 55 condominium units, of which 26 will be affordable artist units to be located in the existing Bates Art Resource Center. **APPROVED**
8. Request authorization to adopt an Order of Taking of various air rights over sidewalks for bay window projections adjacent to the 700 Harrison Avenue project consisting of 84 condominium units, of which 50 will be affordable and to convey said air rights. **APPROVED**
9. Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan; and to proclaim by certificate this Minor Modification in respect to Parcel RR-118 located at 47 Thorndike Street. **APPROVED**
10. Request authorization to execute a Twelfth Amendment to the temporary License Agreement with Ming's Supermarket, Inc. for six months located at 83 East Berkeley Street for parking. **APPROVED**

Washington Park

11. Request authorization to adopt a Minor Modification to the Washington Park Urban Renewal Plan to create Parcel L-41 located at 30 Hazelwood Street for residential use.

APPROVED

Dorchester

12. Request authorization to issue a Certification of Approval for the conversion of an industrial building to a mixed-use commercial and residential building consisting of 13 loft-style condominiums, with one affordable unit located at 946-952 Dorchester Avenue, enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for zoning relief necessary for the proposed project.

APPROVED

Park Plaza

13. Request authorization to adopt the modifications to the Park Plaza Urban Renewal Plan to extend said plan in order to continue Boston's development activities in said area.

APPROVED

City-wide

14. Request authorization to adopt Mayor Thomas M. Menino's executive order *entitled An Order Relative to the Affordable Housing Cost Factor* dated February 2, 2005 calling for an increase to \$97,000 in the Affordable Housing Cost Factor as implemented within the Inclusionary Development Policy of the City of Boston and the Boston Redevelopment Authority.

APPROVED

15. Request authorization to commit Five Million dollars from monies collected through the Inclusionary Development Policy to implement the Middle Income Housing Fund to ensure the ongoing availability of rental housing opportunities for middle income residents. **APPROVED**

Downtown

16. Request authorization to issue a Certification of Approval in accordance with the Article 80, Small Project Review for the construction of eighteen residential units located at 175 Purchase Street and to enter into an Affordable Housing Agreement. **APPROVED**

Back Bay

17. WITHDRAWN

West End

18. Request authorization to issue a Partial Certificate of Completion to DIV Charles River Limited Partnership for the South Building (Phase I) located at 161-209 Cambridge Street. **APPROVED**

South Boston

19. Request authorization to issue a Certification of Approval in accordance with the Article 80, Small Project Review for the conversion of an office building to sixteen residential homeownership units, of which two will be affordable located at 125 B Street; to enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for zoning relief necessary for the proposed project. **APPROVED**

Charlestown

20. Request authorization to enter into an Amended and Restated Land Disposition Agreement for 19-21 Short Street and to issue a Certificate of Completion for the three residential units.
APPROVED

PLANNING AND ZONING

21. Request authorization to approve an amendment to the Consulting Contract with Vanasse Hangen Brustlin, Inc. to assist in the technical feasibility study of the Crossroads Initiative in an amount not to exceed \$50,000. **APPROVED**
22. Request authorization to issue a Request for Proposals to hire a Consultant to provide transportation modeling services in the Longwood Medical Area and South End/Crosstown area and development of a comprehensive model for additional areas that face challenges from future development, in an amount not to exceed \$100,000. **APPROVED**
23. Request authorization to petition the Boston Zoning Commission to adopt technical amendments necessary to define and clarify the use of the term "Lot Frontage".
24. Board of Appeal **APPROVED**

ADMINISTRATION AND FINANCE

25. Contractual **APPROVED**
26. Personnel **APPROVED**